



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 2201 Staples Avenue, Key West, FL

Zoning District: SF Real Estate (RE) #: 00046660-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones, Stones & Cardenas

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-0252 Fax: (305) 292-5442

Email: ginny@keyslaw.net

PROPERTY OWNER: (if different than above)

Name: Mary Jo Pfund

Mailing Address: 2201 Staples Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: kywstmary@yahoo.com

Description of Proposed Construction, Development, and Use: Owner proposes to construct 412 sf of covered walkway and carport by adding L-shaped wraparound covering to existing carport structure.

List and describe the specific variance(s) being requested:

Variances for building coverage, impervious surface, and open space are requested to allow the proposed roof covering and elevation of HVAC unit.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

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Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	E-7			
Size of Site	10,000			
Height	25'	-	-	0
Front Setback	20'	-	-	
Side Setback	5	█	█	█
Side Setback	5	█	-	0
Street Side Setback	10'	-	-	0
Rear Setback	25'	-	-	0
F.A.R		5081 sf	412 sf	412 sf
Building Coverage	35%	50.8%	54.9%	4.1%
Impervious Surface	50%	50.8%	54.9%	4.9%
Parking	-			
Handicap Parking	-			
Bicycle Parking	-			
Open Space/ Landscaping	50%	49.2%	45.1%	0
Number and type of units	-			
Consumption Area or Number of seats	-			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

This residential property was formerly an industrial/commercial warehouse owned and operated by the Pfund Family and Pfund Roofing. The conversion to residential use to conform to the zoning district has presented multiple design challenges.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

When the property was acquired by applicant from her Family Trust, the warehouse use had existed in the current configuration for greater than thirty (30) years.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Covered porches to provide shade and shelter from the elements are good design practice and do not confer special privilege.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The property was converted to a conforming residential use in the Single Family district. The property owner is utilizing adaptive techniques to complete the commercial to residential conversion.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The owner has requested the minimum roof covering practical to provide shelter from sun and rain.

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6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

No injury to the public welfare is created by the minor deviation from the specified dimensional requirements.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The applicant is not relying on the nonconforming uses of other property as a basis for this request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner x Owner's Legal Representative
for the property identified as the subject matter of this application:

2201 Staples Avenue, Key West, Florida
Street Address and Commonly Used Name if any

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner
FBN#331880

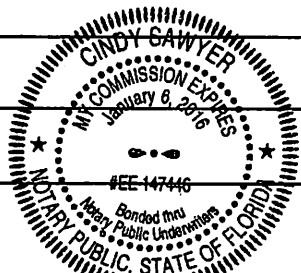
Subscribed and sworn to (or affirmed) before me on March 2, 2015 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented personally known as
identification.

Cindy Sawyer
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

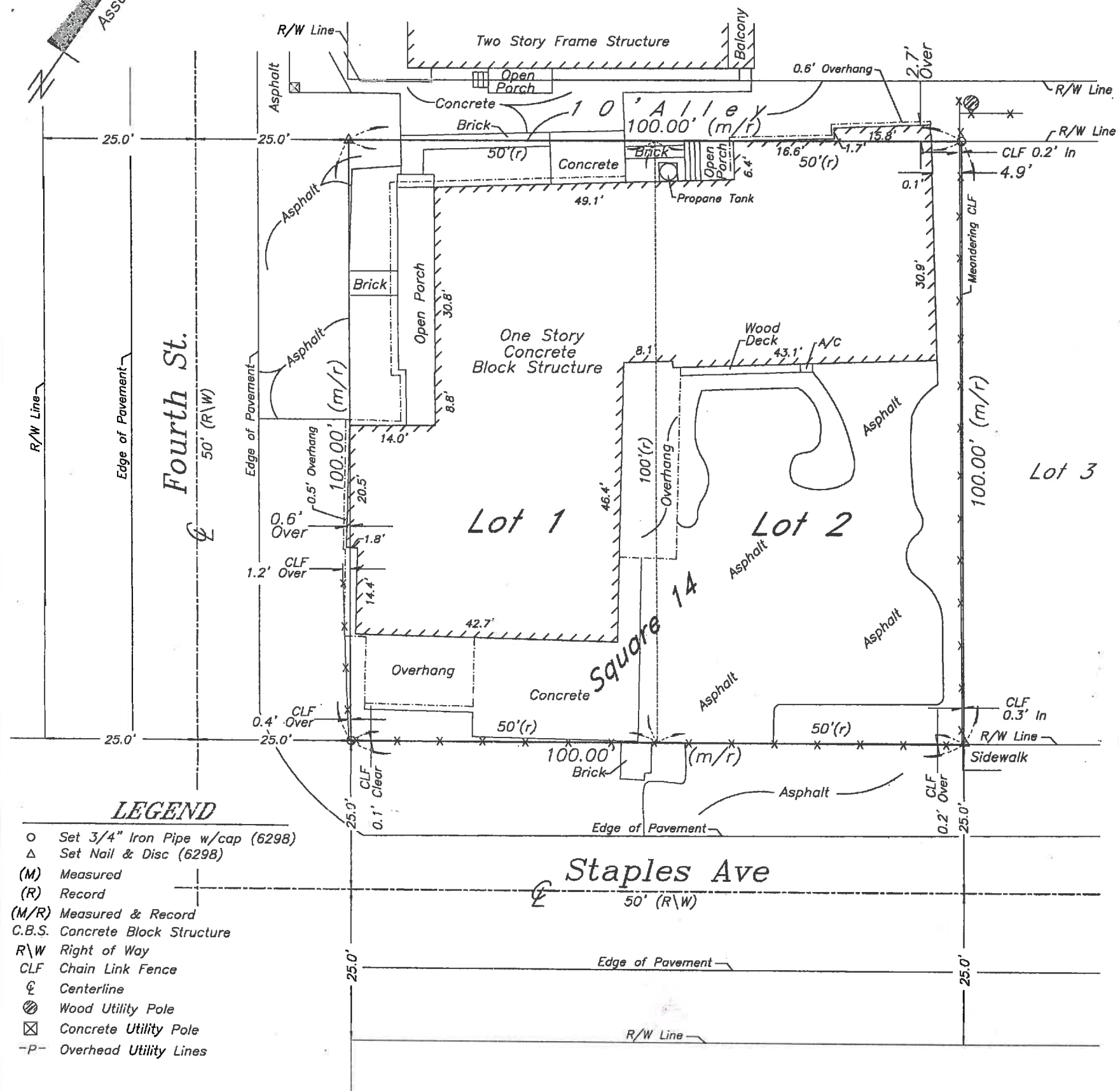
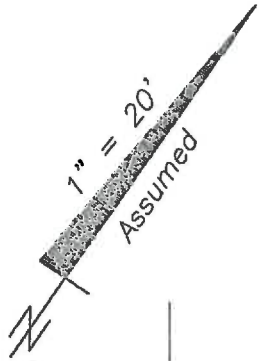
Title or Rank

Commission Number, if any



Survey

Boundary Survey Map of Lots 1 & 2, Square 14, KEY WEST REALTY CO'S SUBDIVISIONS NO. 1



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2201 Staples Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: January 27, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and known on Key West Realty Company's Subdivision No. 1, of Tract 21, and Salt Pond Lots 1, 2, 3, 4, and 5, as Lot One (1) and Lot Two (2), Square Fourteen (14), as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Mary Pfund;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

February 15, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

RECEIVED

MAR 02 2015

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

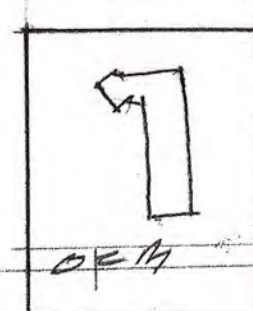
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

CITY OF KEY WEST
PLANNING DEPT.

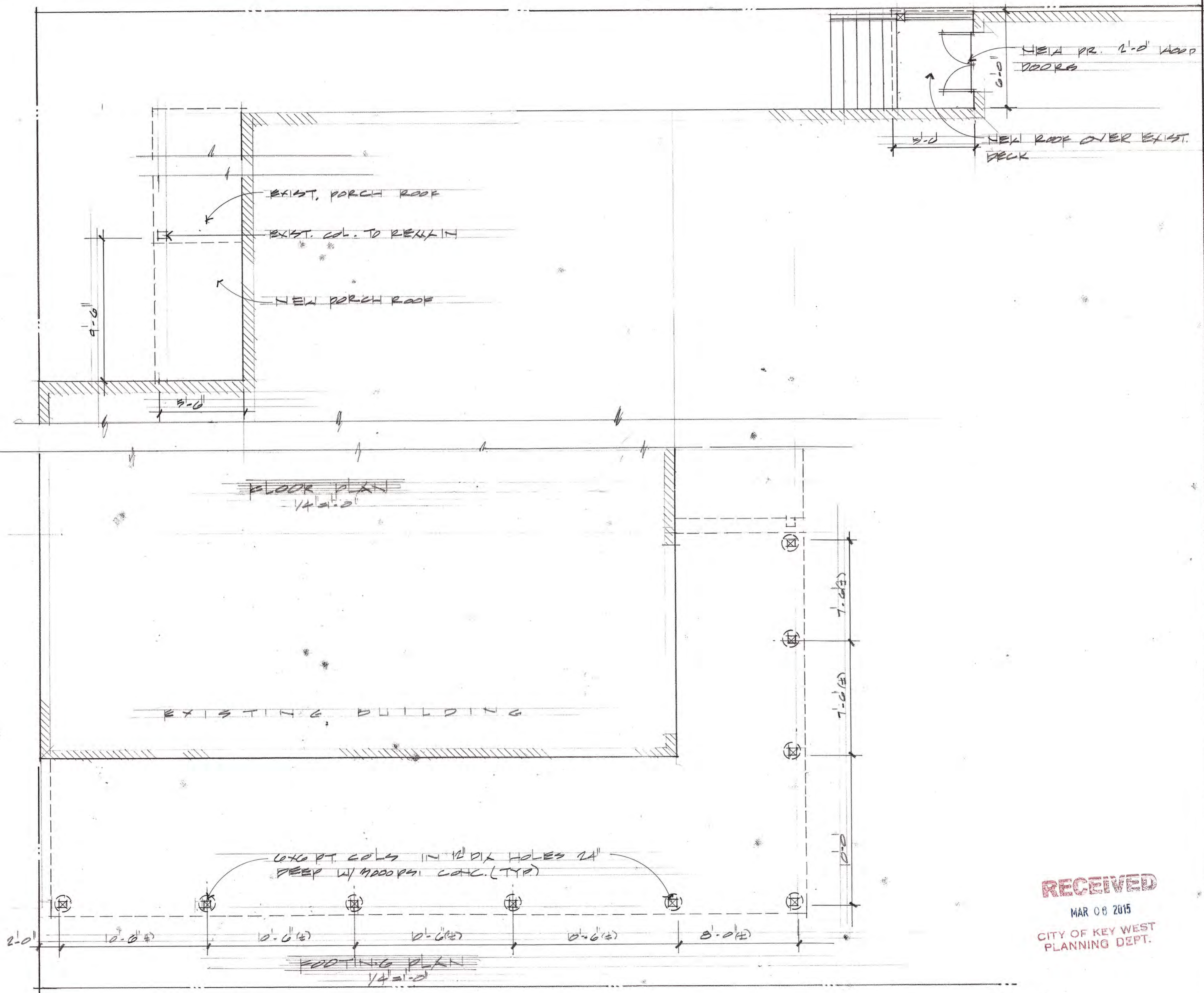
Site Plans

A. SKOGLUND
ARCHITECT
KEY WEST, FL

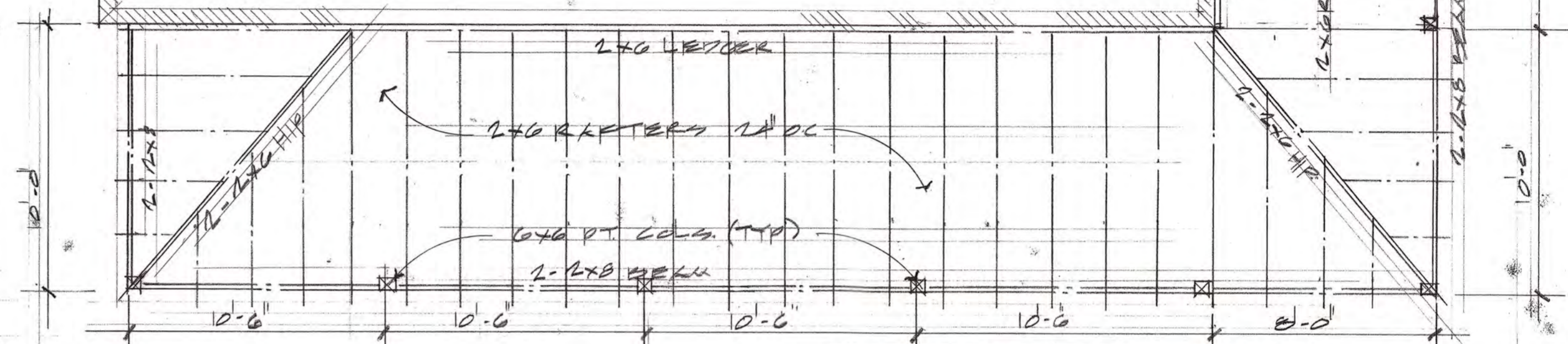
2201 STAPLES AVE
KEY WEST, FL



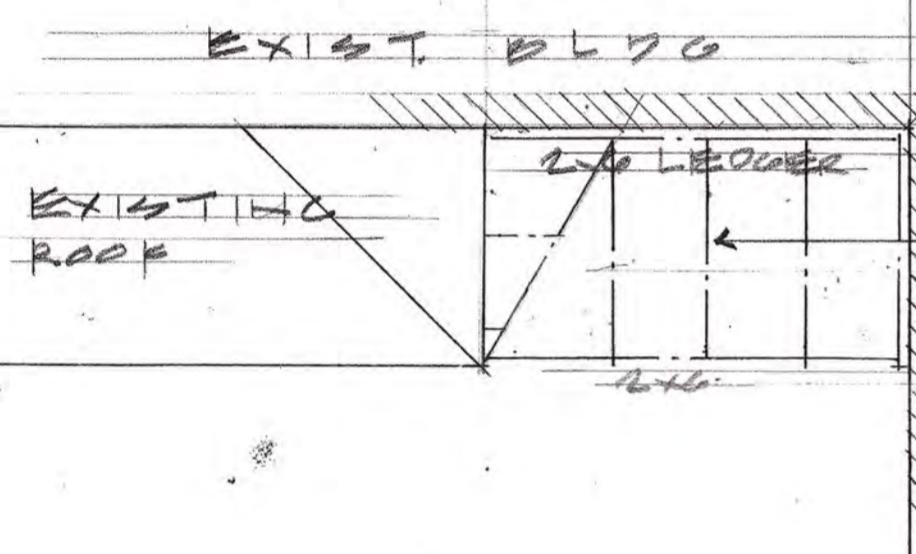
RECEIVED
MAR 08 2015
CITY OF KEY WEST
PLANNING DEPT.



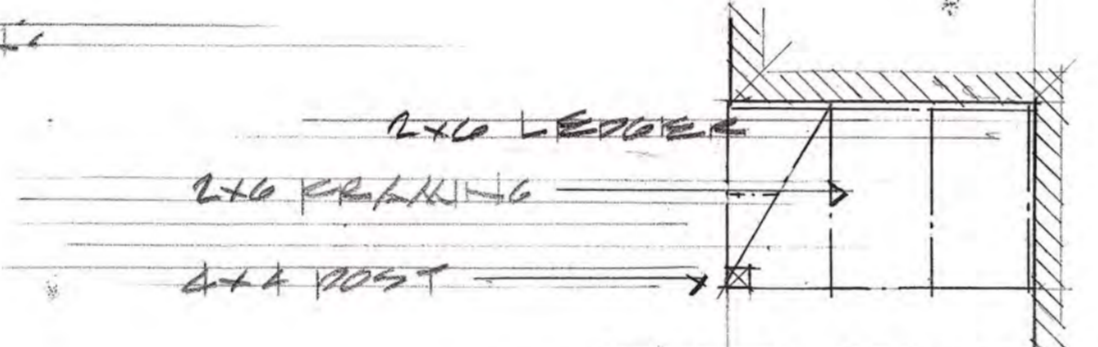
EXISTING BUILDING



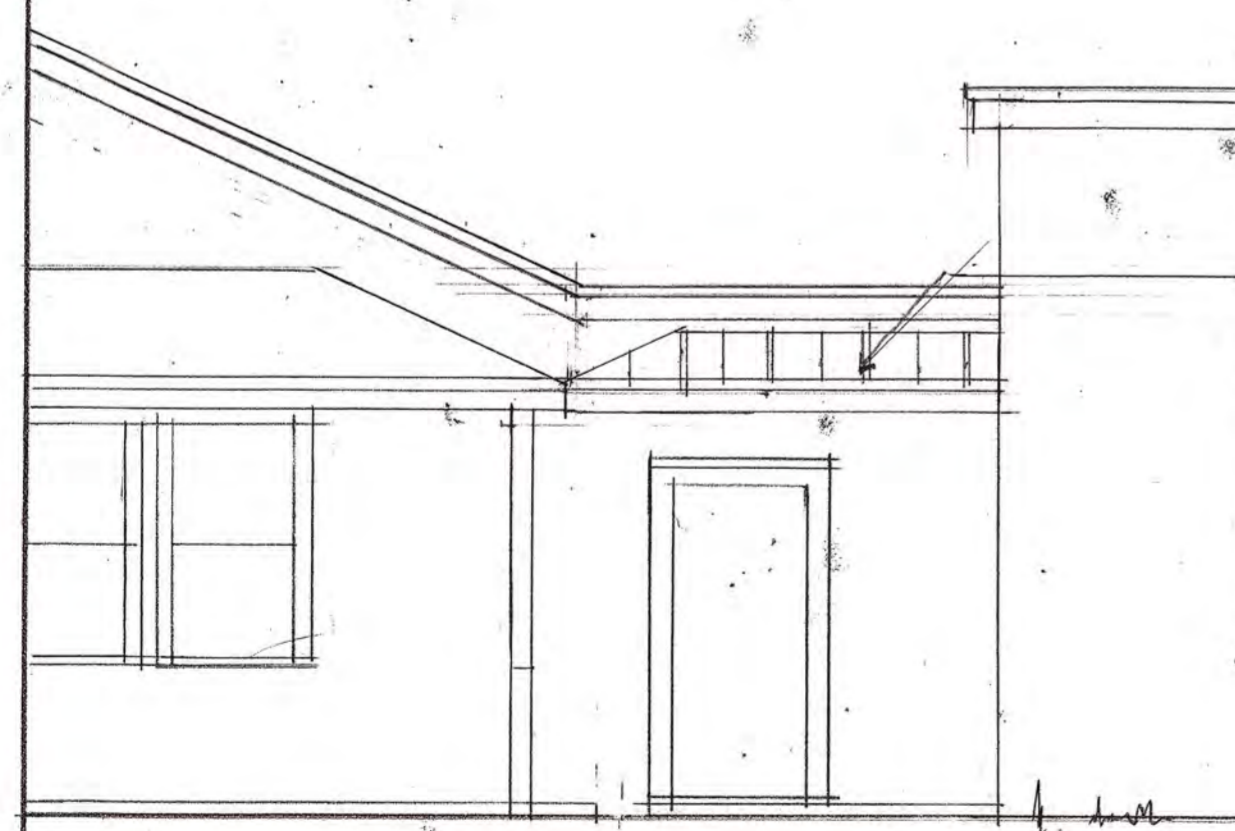
EXPORT ROOF PLANING
1/4"=1'-0"



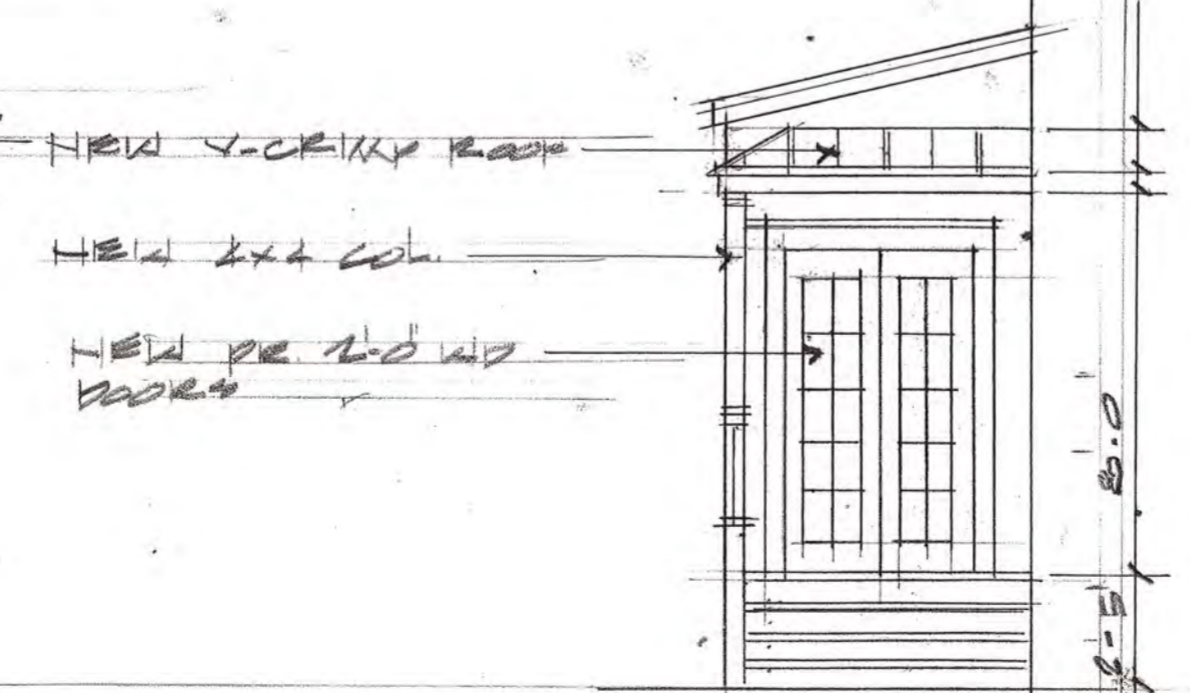
LEFT SIDE ROOF PLANING
1/4"=1'-0"



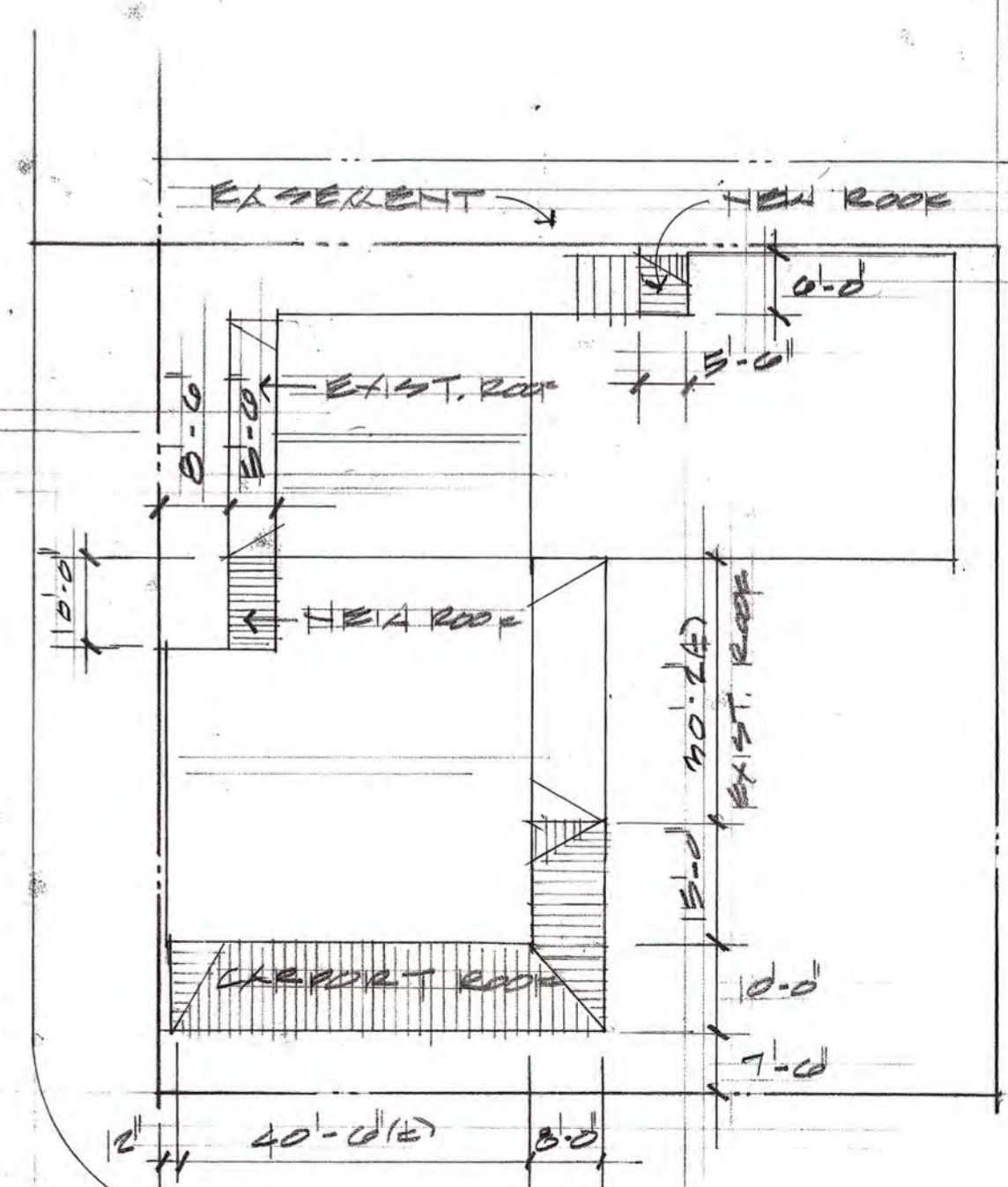
REAR STAIR ROOF PLANING
1/4"=1'-0"



LEFT SIDE ROOF ELEVATION
1/4"=1'-0"



REAR STAIR ELEVATION
1/4"=1'-0"



STAPLES AVE
SITE PLAN
1/4"=1'-0"

Y-CRIMP RFD ON 1x6
V-JT T&G

2x6 VEST HANGERS

2x6 PT RAFTERS 24"OC

NTS 20 OR EQUAL

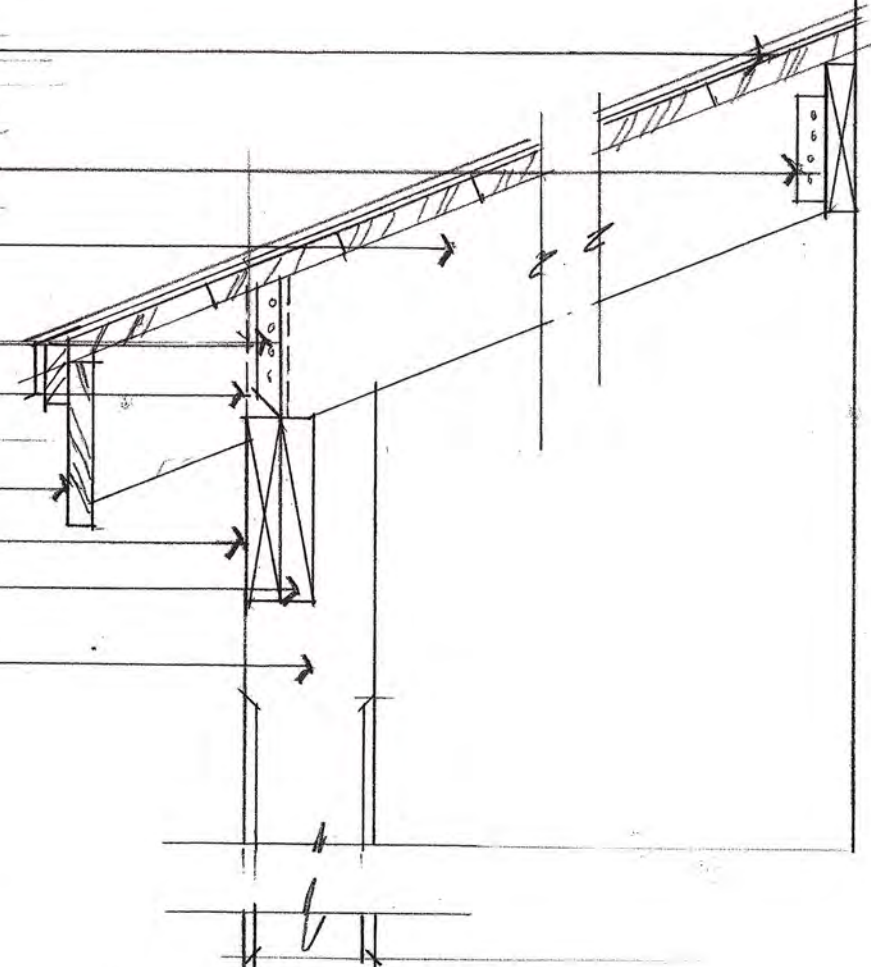
2x6 BLOCKING

TRIX BRACKETS TO MATCH
EXISTING

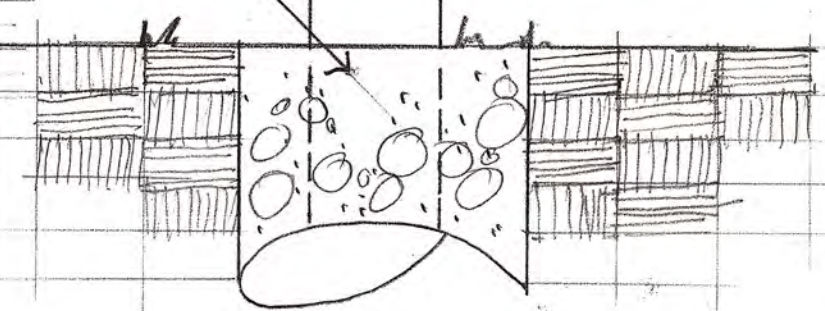
2x8 BEAM

2x8 BETWEEN COLS

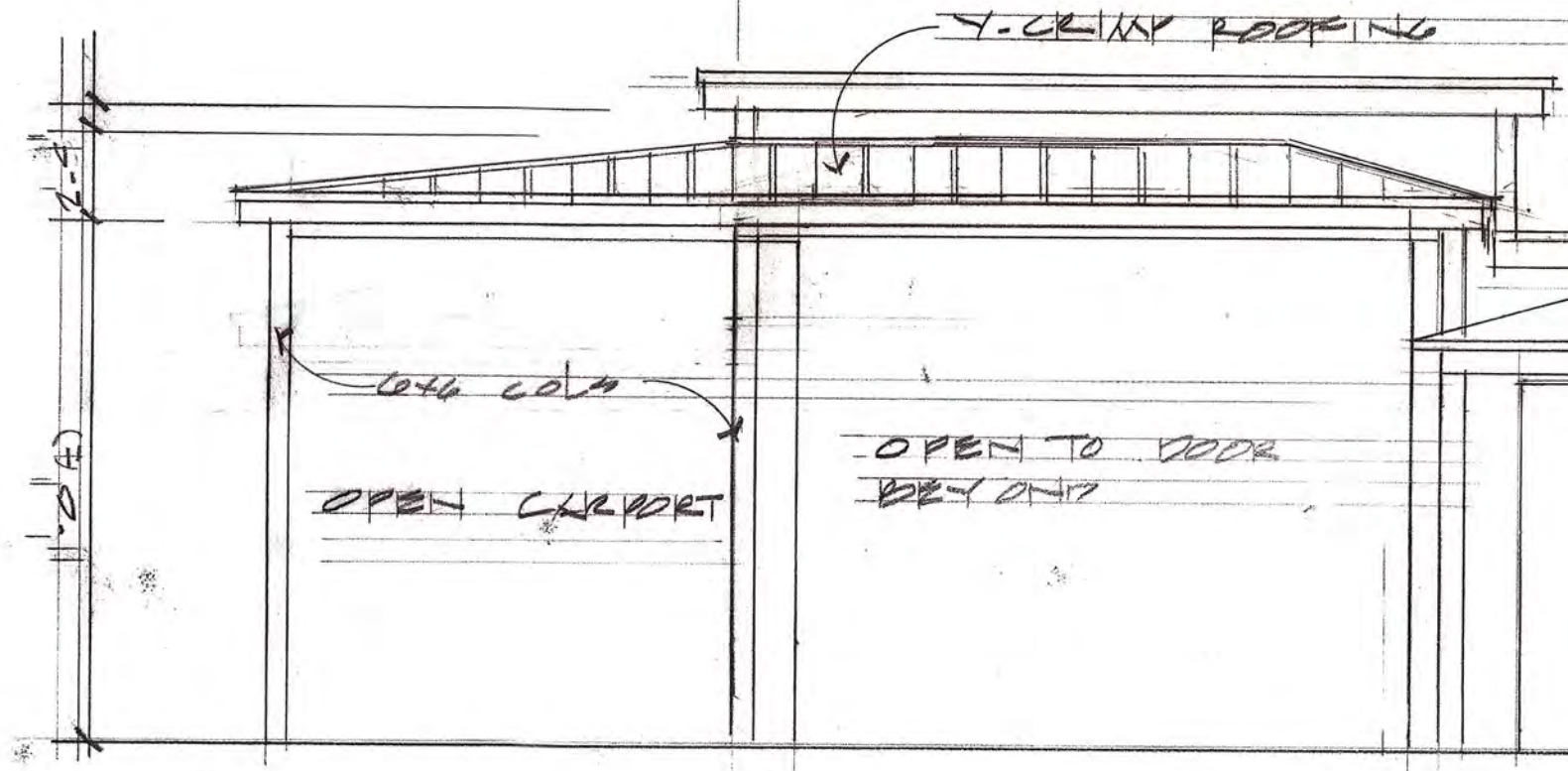
6x6 PT COLS



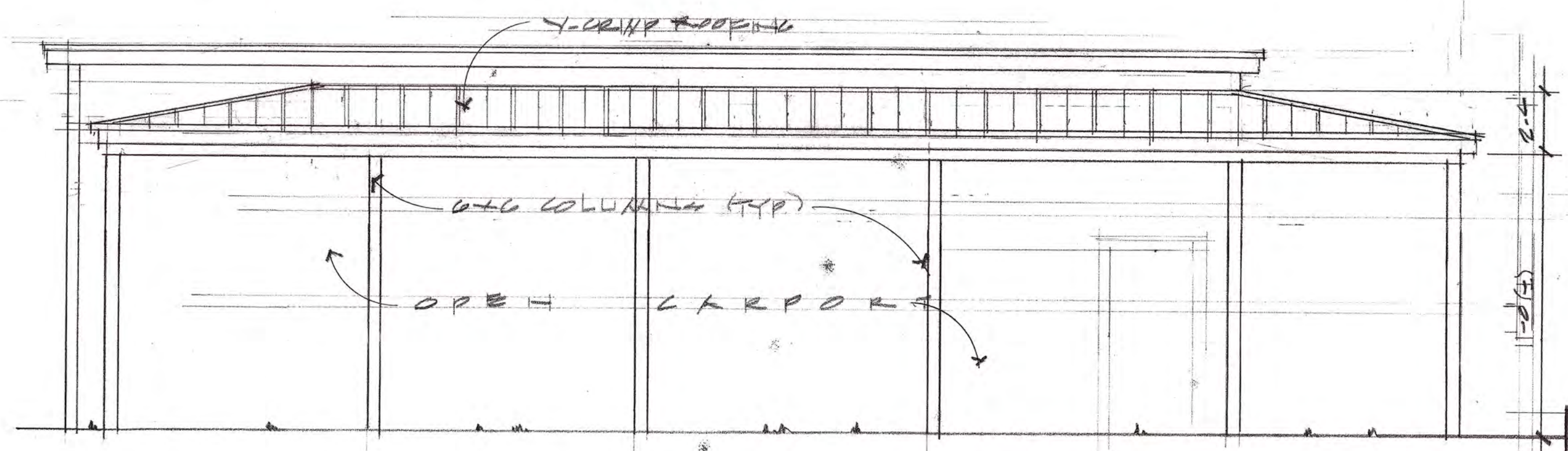
12" DIA REIN 2" DEEP
1/4" HOOPS CONCRETE



PORCH DETAIL
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION (CARPORT)
1/4" = 1'-0"

Site Photos







Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1047261 Parcel ID: 00046660-000000

Ownership Details

Mailing Address:
PFUND MARY JO
2201 STAPLES AVE
KEY WEST, FL 33040-3845

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 2201 STAPLES AVE KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: LOTS 1 AND 2 SQR 14 TR 21 KW KW REALTY CO'S FIRST SUB PB1-43 G12-557 G187/88 OR505-840
Description: OR851-2329 OR1328-855/56 OR1437-1688/90 OR1437-1691/93 OR1493-1034/36 OR1493-1037/39 OR1555-1023/25 OR1555-1026/28 OR1614-238/40 OR1614-241/43 OR2114-503/05

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	100	100	10,000.00 SF
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Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 4381
 Year Built: 1910

Building 1 Details

Building Type R1
 Effective Age 34
 Year Built 1910
 Functional Obs 0

Condition A
 Perimeter 374
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 36
 Grnd Floor Area 4,381

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type
 Heat 1
 Heat Src 1

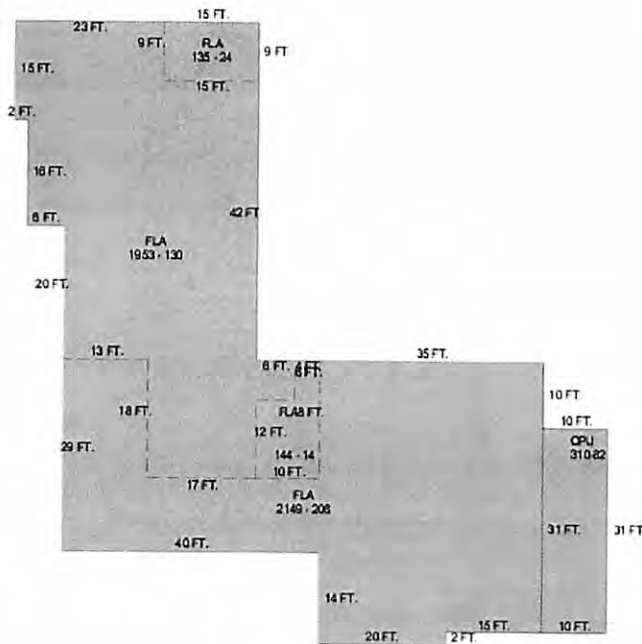
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
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			# Stories	Year Built	Basement %	Finished Basement %
1	FLA	5:C.B.S.	1	1995		1,953
2	FLA	1:WD FRAME/COMPOSITE	1	1995		135
2	FLA	1:WD FRAME/COMPOSITE	1	1995		2,149
4	FLA	1:WD FRAME/COMPOSITE	1	1995		144
5	OPU		1	1992		310

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	4,314 SF	0	0	1971	1972	2	25
2	CL2:CH LINK FENCE	1,380 SF	0	0	1971	1972	2	30

Appraiser Notes

PROPERTY INSPECTED PER THE OWNER'S REQUEST. PROPERTY OWNER PROVIDED LETTER FROM CITY PLANNING DATED DECEMBER 19, 2011 WHICH DISCLOSES THAT THE PROPERTY HAD BEEN INSPECTED AND FOUND TO HAVE A RESIDENTIAL UNIT. PRC CHANGED AFTER PROPERTY APPRAISER INSPECTION TO REFLECT RESIDENTIAL COMPONENT, WHICH WAS IN PLACE JANUARY 1, 2012.

RE 4667 ASSESSED WITH THIS PARCEL FOR 1993 TAX ROLL

PFUND ROOFING RE4667 COMBINED WITH RE4666 FOR TAX PURPOSES

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
5 11-4525	12/13/2011	07/31/2012	4,950	Commercial	INSTALL OUTLETS, SWITCHES, TRACK LIGHTS, CAN LIGHTS, FANS
6 12-501	05/15/2012	07/31/2012	4,000	Residential	3 X 3 CONCRETE SLAB FOR GAS TANK 5 X 5 KITCHEN WINDOW 6 X 3.8 LANDING AND STOPS BACK ENTRANCE 75 SQ FT SHEET ROCK LAUNDRY ROOM 3' HANDRAIL ENTRY STAIRS 200 SQ FT WOOD ENTRY WALL 19 SQ FT SHEET ROCK KITCHEN CEILING
7 12-1724	05/15/2012	07/31/2012	1,000	Residential	INSTALL 5' WINDOW IN KITCHEN. 75 SHEETROCK IN LAUNDRY ROOM
	05/23/2012	07/31/2012	0	Residential	CONVERT COMMERCIAL STORAGE UNIT INTO SFR USE. ALL COMEMRCIAL USE TO BE DISCONTINUED ON PARCEL.
8 12-907	03/12/2012	07/31/2012	1,475	Residential	INSTALL CENTRAL AC 2.5 TON 3 DROPS
11-4409	12/05/2011	07/31/2012	1,800	Commercial	INSTALL KITCHEN SINK, WASHER, HEATER, TUB, SHOWER, LAVATORY AND TOILET
12-2089	06/13/2012	10/03/2012	8,000	Residential	REPLACE 2 WINDOWS 74 X 50 5/8, 2 WINDOWS 37 X 50, TWO DOORS, SHEETROCK CEILING 516 SF, SHEETROCK WALLS 107SF, TILE FLOORS, 516 SF, AND ROOF SHEATHING 165 SF
1 13-0907	03/13/2013	06/21/2013	1,500	Commercial	COVER EXISTING WALK IN UNIT ROOF SHEATHING
13-3587	08/28/2013	03/24/2014	600	Commercial	INSTALL NEW 2" RISER WITH WEATHER HEAD. TWO GROUND RODS TO MEET N.E.C. METER CAN WILL REMAIN WITH EXISTING 200 AMPS PANEL

14-0994	03/28/2014	05/19/2014	15,000	Residential	REPLACE ROTTEN EXTERIOR SIDING AND FASCIA WHERE NECESSARY, INSTALL HARDI BOARD SIDING OVER EXISTING WOOD SURFACES
12-1724	04/16/2014	07/09/2014	750	Residential	INSTALL 5' WINDOW IN KITCHEN. 75' SHEETROCK IN LAUNDRY ROOM.
14-1514	08/06/2014		4,000		ROOF OVER ELEVATED PORCH 33 SQ/FT PORCH TO PROTECT EXTERIOR DOOR 40 SQ/FT
14-5136	12/15/2014		2,000		RENOVATE BATHROOM AND ELECTRICAL ITEMS AS WELL LIGHT, OUTLETS, EXHAUST FAN
14-5135	12/10/2014		2,000		NEW BATHROOM INSTALL 1 TOILET, I SINK, AND 1 SHOWER
14-5134	12/09/2014		5,000		REMOVE PORTION OF WALL AND RAISE FLOOR REINSTALL FRENCH DOORS. BUILD WALLS FOR NEW BATHROOM FRAME, DRYWALL AND TILE FLOOR
1 00-1765	06/27/2000	12/13/2000	10,000	Commercial	ROOF
2 01-2692	08/01/2001	10/29/2001	2,000	Commercial	PAINT BUILDING
3 04-1476	05/05/2004	11/24/2004	2,400	Commercial	R&R TAR&GRAVEL W / RUBBER ROOF
4 06-6530	12/07/2006		12,000	Commercial	ROOFING 10SQS MOD.RUBBER,& 10 SQS V-CRIMP

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	279,073	4,555	285,188	568,816	460,319	25,000	435,319
2013	283,434	4,555	216,000	503,989	453,516	25,000	428,516
2012	275,962	4,555	135,000	415,517	415,517	25,000	390,517
2011	242,798	4,555	260,000	507,353	507,353	0	507,353
2010	248,868	4,555	261,638	515,061	515,061	0	515,061
2009	257,972	4,555	327,048	775,630	775,630	0	775,630
2008	257,972	4,555	425,000	775,630	775,630	0	775,630
2007	178,582	4,516	570,000	775,630	775,630	0	775,630
2006	178,582	4,516	600,000	783,098	783,098	0	783,098
2005	184,740	4,516	450,000	639,256	639,256	0	639,256
2004	128,372	4,516	303,000	435,888	435,888	0	435,888
2003	128,372	4,516	159,580	292,468	292,468	0	292,468
2002	128,372	4,516	149,480	282,368	282,368	0	282,368
2001	132,143	4,516	149,480	286,139	286,139	0	286,139
2000	113,265	2,522	126,250	242,037	242,037	0	242,037
1999	113,265	2,522	126,250	242,037	242,037	0	242,037
1998	75,687	2,522	126,250	204,459	204,459	0	204,459
1997	75,687	2,522	106,050	184,259	184,259	0	184,259
1996	68,806	2,522	106,050	177,378	177,378	0	177,378

1995	68,806	2,522	106,050	177,378	177,378	0	177,378
1994	68,806	2,522	106,050	177,378	177,378	0	177,378
1993	68,806	2,522	106,050	177,378	177,378	0	177,378
1992	46,767	855	40,800	88,421	88,421	0	88,421
1991	46,767	855	53,550	101,171	101,171	0	101,171
1990	46,767	855	47,175	94,796	94,796	0	94,796
1989	42,515	777	45,900	89,192	89,192	0	89,192
1988	34,890	777	28,050	63,717	63,717	0	63,717
1987	34,418	777	19,941	55,136	55,136	0	55,136
1986	34,610	777	18,666	54,053	54,053	0	54,053
1985	33,128	777	18,615	52,520	52,520	0	52,520
1984	31,124	777	18,615	50,516	50,516	0	50,516
1983	23,985	777	18,615	43,377	43,377	0	43,377
1982	24,468	777	13,311	38,556	38,556	0	38,556

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/2/2005	2114 / 503	500,000	WD	K
4/1/1982	851 / 2329	100,000	WD	M

This page has been visited 575,510 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176